

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-281

Petitioner: Blue Freight Transport, Inc.

Rezoning Petition No.: 2021-281

Property: ±2.83 acres located along the north side of Fred D. Alexander Blvd.

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/18/2022. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, June 1st, 2022, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

There were no registered attendees and the meeting was concluded after a 10 minute wait period. The Petitioner's representative at the required Community Meeting was Sam Kleto of Blue Freight, and Keith MacVean with Moore & Van Allen, PLLC.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Sam Kleto, Blue Freight Transport, Inc.
Dang Tuan Ngoc, Blue Freight Transport, Inc.
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
MYERS	LINDA KING	ROBERT JAY	MYERS	1616 TENCH ST		CHARLOTTE	NC	28214
MILLER	ANGELA M			203 HENDERSON ST		MOUNT HOLLY	NC	28120
SOSSAMON	LEONARD B	ESTHER J	SOSSAMON	830 COURTNEY ST SE		CONCORD	NC	28252
MILLER	JAMEEL R			6506 MINT ST		CHARLOTTE	NC	28214
HERNANDEZ	FREDIS VICTOR	DAYS I MARLEN	SALVADOR	6428 MINT ST		CHARLOTTE	NC	28214
MUSTIN	LESLIE H			1700 TENCH ST		CHARLOTTE	NC	28214
MUSTIN	LESLIE HOWARD			1700 TENCH ST		CHARLOTTE	NC	28214
NGOC	DANG TUAN		BLUE FREIGHT TRANSPORT INC	406 OAK ST UNIT 3		CHARLOTTE	NC	28214
PARRA	DIANE			24023 MEADOW FALLS DR		DIAMOND BAR	CA	91765
MUSTIN	LESLIE H			1700 TENCH ST		CHARLOTTE	NC	28214
READY MIX OF THE CAROLINAS II LLC				PO BOX 325		LOCUST	NC	28097
CROWER CONSTRUCTION EQUIPMENT LLC				PO BOX 30007		CHARLOTTE	NC	28230
SOSSAMON	LEONARD B	ESTHER J	SOSSAMON	830 COURTNEY ST SE		CONCORD	NC	28252
MUSTIN	LESLIE HOWARD			1700 TENCH ST		CHARLOTTE	NC	28214
MUSTIN	RUSSELL C	MILDRED P	MUSTIN	1701 TENCH ST		CHARLOTTE	NC	28214
MUSTIN	LESLIE HOWARD			1700 TENCH ST		CHARLOTTE	NC	28214
CIRCLE K STORES INC				PO BOX 52085	PROPERTY TAX DC17	PHOENIX	AZ	85072
HUNTER PROPERTIES BROOKSHIRE LLC				1114 N DAVIDSON ST		CHARLOTTE	NC	28206

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Creekside at Coulwood	Wisdom	Jzar	1211 Elise Marie Drive		Charlotte	NC	28214
Montclair Park Neighborhood Association	Kevin	Poirier	748 Wildermess Trail Dr		Charlotte	NC	28214
Oakdale - Brookshire	Valerie	Jennings	307 McGinn Grove Drive		Charlotte	NC	28216
Oakdale Green home owners association	Christine	Stawinsky	1502 Hollow Maple Dr		Charlotte	NC	28216
Oakdale Grove neighborhood	Laura	Johnson	6023 Patricia Ryan Drive		Charlotte	NC	28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2021-281 – Blue Freight Transport, Inc.

Subject: Rezoning Petition No. 2021-281
Petitioner/Developer: Blue Freight Transport, Inc.
Current Land Use: Vacant
Existing Zoning: R-4 & I-2
Rezoning Requested: I-2(CD)

Date and Time of Meeting: *June 1, 2022 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 5/18/2022

We are assisting Blue Freight Transport, Inc. (the “Petitioner”) on a recently filed request to rezone an approximately ±2.83-acre site located along the north side of Fred D. Alexander Blvd. and west of Brookshire Blvd. (the “Site”) from R-4 & I-2 to I-2(CD). The request is to allow development of the site with truck and trailer storage area and other uses allowed in the I-2 zoning district. Access to the Site will be from Fred D. Alexander Blvd.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, June 1, 2022, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2021-281.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Sam Kleto, Blue Freight Transport, Inc.
Dang Tuan Ngoc, Blue Freight Transport, Inc.
Keith MacVean, Moore & Van Allen, PLLC

CHAR2\2617259v1

Exhibit B (continued)

Site location:

